

# **MANEY AVENUE COMPREHENSIVE PLAN**

## **Questions & Answers**

1. **Question:** What is the Maney Avenue Comprehensive Plan?

**Answer:** The Maney Avenue Comprehensive Plan is a study of the Maney Avenue area that assesses the current conditions of the neighborhood and recommends a strategy for improvement.

2. **Question:** What portion of the community is involved?

**Answer:** The Maney Avenue Comprehensive Plan targets the older residential area north and east of the Murfreesboro Public Square. It includes more than just the property along Maney Avenue. It contains roughly the area that was the residential portion of Murfreesboro in 1950.

3. **Question:** Who prepared the Maney Avenue Comprehensive Plan?

**Answer:** The Murfreesboro City Council approved funding to hire Doug Tennant with the firm Barge Waggoner Sumner and Cannon to prepare the plan. A citizens advisory committee (CAC) was appointed to serve as a focus group to assist in the preparation of the plan.

4. **Question:** Was there any opportunity for public input in the preparation of the plan?

**Answer:** During the process of preparing the plan there were numerous opportunities for public input. Two visioning sessions were held at the Bradley Elementary School and the First Presbyterian Church on a Saturday early in the

process. Additional meetings were held at the AME Allen Chapel to gain public insight.

5. **Question:** What will happen next?

**Answer:** On Wednesday, March 10, 2004 at 7:00 PM the City will host a public information meeting in the Rotunda at City Hall, 111 W. Vine Street. This will be an open house style meeting and all interested parties are invited to attend to gain information on the plan. On Wednesday, March 24, 2004 at 7:00 PM, the Murfreesboro Planning Commission will hold a public hearing in the City Hall Council Chambers, to hear from interested parties who will be invited to address the Planning Commission directly with their views, concerns, and questions.

6. **Question:** Must the plan be adopted in order for it to be of use?

**Answer:** Not necessarily. The planning effort has already been of use by calling attention to areas of concern in the neighborhood. The City has initiated changes to policies regarding moving of houses in the City and in this neighborhood. Attention has been called to the need for continued codes enforcement.

7. **Question:** Does the plan call for the creation of new historic districts?

**Answer:** No. The plan does not recommend creation of new or additional historic zoning districts.

8. **Question:** Does the plan call for the creation of any special tax assessment districts?

**Answer:** No. The plan does not recommend the creation of any special tax assessment districts.

9. **Question:** Does the plan itself make any changes in the zoning of the area it covers?

**Answer:** No. Any change in zoning will require public hearings by the Planning Commission and the City Council and will require adoption of a rezoning ordinance by the City Council. If your property were to be considered for rezoning, the City's ordinance would require notification and advertisement, and you have an opportunity to participate in the public meetings where the matter would be discussed.

10. **Question:** Does the plan create any new zoning districts?

**Answer:** No, by itself the plan does not change any zoning districts or create new districts. It does, however, make recommendations for changing the zoning regulations applicable to this area to promote neighborhood compatibility and integrity when new structures are constructed or additions are constructed to existing buildings. These changes would require separate public hearings and could be done whether or not this plan is adopted.

11. **Question:** What is the Maney Avenue Urban Design Overlay district?

**Answer:** This is a recommended overlay district that would overlay the existing zoning district and has uses that are similar to those permitted by the underlying base zoning district. In most of the existing districts some new "special uses" are proposed. The Board of Zoning Appeals will rule on all "special use" cases to ensure that the uses and design will fit the neighborhood. The standards vary with each district so the vision for each district can be accomplished individually.

12. **Question:** What is the short-term implementation strategy for the plan?

**Answer:** The short-term implementation strategy (1-3 years) will fall into three categories:

#### Infrastructure Improvements

1. Phase One of the Streetscape and Street Building Program (South Maney Avenue)
2. Police Substation at Patterson Park Community Center
3. Adopt Maney Avenue Urban Design Overlay District and adopt Neighborhood Integrity and Compatibility Zoning Tools
4. Establish the South Maney Avenue Redevelopment District to enable TIF financing for the area

#### Housing Opportunities

1. Adopt a more stringent Maintenance and Codes Enforcement Program
2. Apply for THDA Home and CDBG Housing rehab funding in key "branch" street redevelopment areas
3. Develop City-sponsored, multi-agency supported Homestead program that begins to develop a land bank of future home sites for qualified residents in and out of the study area
4. Pursue federal housing revitalization and housing program funding (HOPE VI or the equivalent) for the areas near the public housing developments in the Patterson Park Residential District

#### Social Network

1. Develop a City-sponsored Maney Avenue neighborhood liaison that can begin to work with the community and MTSU Social Services School, and other partners to develop the social network

needed to support the physical improvements

2. Develop a Maney Avenue Community Development Corporation that can act on behalf of the community and in concert with the City to implement the conclusions of this study
3. Work with the City to develop and apply for additional federal funding via the Weed and Seed program (HUD) to enable additional social services and safety programs in the area

#### **13. Question:** How does the plan provide for the redevelopment of the area?

**Answer:** The plan calls for the creation of several programs which would provide funding sources that would be available to assist the community with the development in this area such as the Community Development Corporation (CDC), the South Maney Redevelopment District, and the Tax Increment Financing (TIF) Programs for Commercial Mixed Use

*For additional information you may contact:*  
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